

**TRANSFER
TAX
PAID**

WARRANTY DEED

Mark A. Freeman and Ruvani S. Freeman of Bala Cynwyd, PA for consideration paid, grant to James P. Noland and Sarah A. Noland of Wilmington, NC, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Two certain lots or parcels of land, with the buildings thereon situated in ~~Waterville~~ in the County of Kennebec and State of Maine and being all of Lots Numbered 40 and 41 as shown on a plan entitled "A portion of Cherry Hill Development, A. J. Carey & Sons, Waterville, Maine, September 3, 1959, R. G. Knowlton, "which plan is recorded in the Kennebec County Registry of Deeds in Plan Book 22, Page 61 to which reference may be had for a more particular description of the premises herein conveyed.

This conveyance is made upon express conditions, restrictions and limitations as follows:

FIRST: This entire tract shown by the Plans of Cherry Hill, Cherry Hill Terrace and Eaton Drive are restricted to building for residential purposes only by the Waterville Zoning Ordinance and these parcels and all other lots shown by said Plans are entitled to and subject to the benefits of said Ordinance.

SECOND: Its is further covenanted and agreed that neither of these Lots, #40 and #41, or any other lot shown upon said Plans shall be used for building more than one dwelling house and that no house shall be adapted to and used by more than one family.

THIRD: Furthermore, no such house shall be built on such lots costing less than Fifteen Thousand (\$15,000.00) Dollars.

FOURTH: No building or any part of a building shall be erected or allowed to stand upon said lot within forty (40) feet of the street or within fifteen (15) feet of the boundary line of the lot.

Excepting and reserving out of the premises described above a strip of land fifteen (15) feet in width and one hundred eleven and eighty-two one hundredths (111.82) feet in length along the westerly side of Lot #40 unto Robert J. Carey, his heirs and assigns forever, as and for a sewer easement and it is a further condition of this conveyance that the Grantees nor their heirs, successors and assigns shall not grant to any abutting owner any sewer easement unless the instrument creating the easement is joined in by Robert J. Carey, his heirs, successors or assigns; any attempt at granting an easement to any abutting owner not agreed to in writing by Robert J. Carey or his heirs, successors or assigns shall be null and void.

Being the same premises conveyed by Russell J. Baker and Sandra P. Baker to Mark A. Freeman and Ruvani S. Freeman by deed dated May 10, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6905, Page 324.

42-26

WITNESS our hand(s) and seal(s) on August 15th, 2008.

Kenneth J. Sawicki Jr.
WITNESS

Mark A. Freeman
Mark A. Freeman

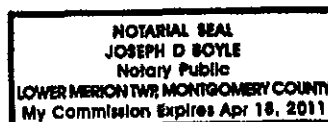
THE STATE OF PENNSYLVANIA
MONTGOMERY COUNTY, ss.

August 15th, 2008

Then personally appeared the above named Mark A. Freeman and
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Joseph D. Boyle
Notary Public



WITNESS our hand(s) and seal(s) on 8/18, 2008.

Dea. Whipple
WITNESS

Ruvani S. Freeman
Ruvani S. Freeman

THE STATE OF Vermont
Addison County ss.

8/18, 2008

Then personally appeared the above named Ruvani S. Freeman and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Hannah Harding-Minton
Notary Public



HANNAH HARDING-MINTON
Notary Public, Vermont
My Commission Expires 02/2011

Received Kennebec SS.
08/25/2008 01:36AM
Pages 2 Attest:
BEVERLY DUSTIN-HATHEWAY
REGISTER OF DEEDS